Karen Johnson Davidson County
Batch# 1281939 AFFIDAVIT
06/06/2025 09:35:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250606-0044592

This instrument was prepared by:
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

AFFIDAVIT OF SCRIVENER'S ERROR

Comes now R. Houston Akin, who, having first been duly sworn according to law, depose and say:

That I am an attorney and law licensed to practice in the Courts of the State of Tennessee; and

That my office prepared a legal description, as set forth in that certain Quitclaim Deed recorded in Instrument Number 20250603-0043413 in the Register's Office for Davidson County, Tennessee; and

That in said legal description, a Scrivener's Error was made, incorrectly including a neighboring parcel. The incorrect language is as follows: "Being the easterly half of Lot No. 101 and all of Lots Nos. 102 and 103, on the Map of Thornby Place, as of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee."

That for corrective purposes this affidavit is being recorded to correct the legal description in the herein above referenced Warranty Deed. The correct legal description should have read as follows:

Land in Davidson County, Tennessee, being Lot No. 103, on the Map of Thornby Place, as of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James A. Patterson and wife, Cathey Patterson, on July 18, 1985, by deed from Arnette Elmer Butts, unmarried, of record in Book 6914, Page 186, Register's Office for said County. Cathey Patterson (a/k/a Kathey Patterson) conveyed, quitclaimed and transferred her right, title and interest in said property to James A. Patterson pursuant to a Marital Dissolution Agreement, by Quitclaim Deed executed on December 12, 1989 of record in Book 7751, Page 162, said Register's Office.

James A. Patterson died intestate on or about November 16, 2010 with survived by three children: Tammie Patterson, Sam Patterson and James W. Patterson. There are two (2) Affidavits of Heirship that describe the vesting of this subject property, of record in Instrument No. 20231116-0089494 and 20250210-0009949, Register's Office for Davidson County, Tennessee. Sam Patterson is one and the same as Sam Davis Patterson. James W. Patterson is one and the same as James Walter Patterson. Tammie Patterson is also known as Tammy Patterson. James A. Patterson is also known as James Patterson.

Tammie Patterson, by conservator Teresa Morgan authorized by Order of the Seventh Circuit Court of Davidson County, Tennessee of record in Instrument No. 20250213-0011132, conveyed her one-third (1/3) interest in the same property to Sam Davis Patterson on February 20, 2025 of record in Instrument No. 202502240013597, said Register's Office.

James Walter Patterson conveyed his one-third (1/3) interest in the same property to Sam Davis Patterson on February 20, 2025 by Quitclaim Deed of record in Instrument No. 20250224-0013598, said Register's Office.

Sam Davis Patterson conveyed the property to James Walter Patterson on May 15, 2025 by Quitclaim Deed of record in Instrument No. 20250515-0038444, said Register's Office.

This affidavit is made by my free act and deed under no compulsion and to put all parties on notice of the error and to correct same.

Further affiant says not.

R. Houston Akin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of June, 2025.

My commission expires:

01-04-2027

SARAH CAMERON VENTURA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-4-2027

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, R. Houston Akin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of June, 2025.

My Commission expires:

01-04-2027

SARAH CAMERON VENTURA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-4-2027

NOTARY PUBLIC

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law, on June 6, 2025

June 6, 2025

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 6 day of June, 2025

Notary Public:

My Commission Expires: 7.6.26